

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**September 18, 2008**



**FP 08-16: proposed Final Plat of Twin City Mission Subdivision**

**SIZE AND LOCATION:** 16.288 acres of land out of S.F. Austin League No. 9, A-62 located south of the intersection of S. Randolph Avenue and W. 29<sup>th</sup> Street in Bryan, Brazos County, Texas

**EXISTING LAND USE:** vacant acreage

**ZONING:** Office District (C-1)

**APPLICANT(S):** Twin City Mission

**AGENT:** Riley Engineering Company

**STAFF CONTACT:** Martin Zimmermann, Planning Administrator

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat **subject to** one modification to the information displayed on the final plat document.



**PROPOSED SUBDIVISION:**

The proposed final plat showing Twin City Mission Subdivision creates one new lot, 16.288 acres in size. The property is currently zoned C-1 (Office) District. Twin City Mission has submitted a site plan for a new homeless shelter on this previously unplatted property. Final approval of that site plan requires prior approval of this proposed final plat.

**RECOMMENDATION:**

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** the following modification to the information displayed on the final plat document:

- Show the limits of the 100-year floodplain.

With the depiction of the floodplain, the proposed final plat will conform to all requirements of applicable codes and ordinances.